

Manor house with outbuildings on 5 acres. Swimming pool, party pavilion, pond, 41' from Paris.

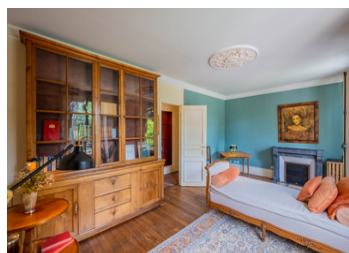


INFORMATION

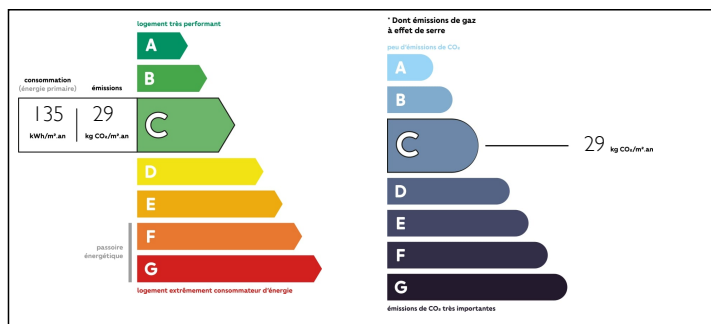
Town:	Coulommiers
Department:	Seine-et-Marne
Bed:	10
Bath:	5
Floor:	650 m2
Plot Size:	20000 m2

IN BRIEF

Mortcerf (77163) - Set in the woodlands of the Brie region between Paris and Coulommiers - Video and virtual tours on request - Sumptuous 19th century property, magnificently restored, renovated and modernised while retaining its period features, with guest house (2 bedrooms), caretaker's house, party pavilion, greenhouse, ponds with grotto and large heated indoor swimming pool. This property in pristine condition is set in 5 acres of parkland adorned with majestic century-old trees.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Mortcerf (77163) - Set in the woodlands of the Brie region between Paris and Coulommiers - Video and virtual tours on request - Sumptuous 19th century property, magnificently restored, renovated and modernised while retaining its period features, with guest house (2 bedrooms), caretaker's house, party pavilion, greenhouse, ponds with grotto and large heated indoor swimming pool. This property in pristine condition is set in 5 acres of parkland adorned with majestic century-old trees.

Built over three floors, plus converted attic space and a full basement, the main house - of approx. 650 m² (7,000 ft²) - encompasses 15 rooms including 10 bedrooms arranged as follows:

- Ground Floor :

Entrance hallway leading to a vast living room of 70m² (750 ft²), the main staircase leading to the upper floors, a reception area with a fireplace, the dining room with French windows opening onto the winter garden, the separate and fully equipped kitchen also with independent access and a small dining room next to it. Antique parquet flooring in all the rooms, mouldings, fireplaces, numerous built-in storage cupboards.

- First floor :

Two staircases lead to the first floor, a circular corridor leads to the various bedrooms (4 to 6) with lovely park views, bathroom and shower room.

- Second floor :

Also served by a circular corridor, 5 rooms / bedrooms are arranged around the four sides of the building. Bathroom and shower room.

- Top floor :

Large single space of 145 m² (1,560 ft²), completely

LOCAL TAXES

Taxe foncière: 4900 EUR

Taxe habitation: 4150 EUR

NOTES